

Article - Local Government

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§5–212.

(a) It is the policy of the State that:

(1) the orderly development and use of land and structures requires comprehensive regulation through implementation of planning and zoning controls; and

(2) planning and zoning controls shall be implemented by local government.

(b) (1) To achieve the public purposes of the policy set forth under subsection (a) of this section, the General Assembly recognizes that local government action will displace or limit economic competition by owners and users of property.

(2) It is the policy of the State that competition and enterprise shall be displaced or limited for the attainment of the purposes of the State policy for implementing planning and zoning controls as set forth in this article and elsewhere in public general law and public local law.

(c) This section does not:

(1) grant to a municipality powers in any substantive area not otherwise granted to the municipality by other public general law or public local law;

(2) restrict a municipality from exercising any power otherwise granted to the municipality;

(3) authorize a municipality or its officers to engage in any activity that is otherwise beyond the power of the municipality or its officers; or

(4) preempt or supersede the regulatory authority of any State unit.

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